Total floor area: 98.2 sq.m. (1,057 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Offers Over £300,000

Orchard Grove, Fareham PO16 9DY

3 1 2

HIGHLIGHTS

- THREE BEDROOM 1930'S STYLE HOME
- OVER 1,000 SQ FT OF ACCOMMODATION
- TWO RECEPTION ROOMS
- BOXED BAY FRONTED LOUNGE
- SEPARATE KITCHEN & LEAN-TO
- DOWNSTAIRS W.C & ADDITIONAL STORAGE
- REAR GARDEN WITH REAR ACCESS
- REQUIRES COSMETIC MODERNISATION
- PRIME STARTER HOME OR FAMILY PURCHASE
- POPULAR PORTCHESTER LOCATION CLOSE TO THE WATER

BERNARDS ARE DELIGHTED TO WELCOME THIS 1930'S STYLE FAMILY HOME, SITUATED IN THE EVER-POPULAR ORCHARD GROVE, PORTCHESTER — JUST MOMENTS FROM THE WATERFRONT, EXCELLENT SCHOOLS, LOCAL AMENITIES AND TRANSPORT LINKS.

Offering OVER 1,000 SQ FT OF ACCOMMODATION, this charming property presents an exceptional opportunity for buyers looking to create a wonderful long-term home in one of Portchester's most desirable residential locations. Packed with character and featuring the classic proportions expected from a solid 1930's build, this is the type of property that rarely stays available for long when priced correctly.

The ground floor offers a traditional and versatile layout, featuring a spacious lounge with attractive boxed bay window to the front, separate dining room perfect for entertaining or family living, a fitted kitchen, useful lean-to conservatory, downstairs W.C and additional storage space. The overall footprint gives buyers fantastic scope to modernise and potentially reconfigure over time, subject to the relevant permissions.

Upstairs, the property continues to impress with THREE WELL PROPORTIONED BEDROOMS and a family bathroom, with the larger bedrooms offering the generous dimensions associated with homes of this era.
Externally, the property benefits from a DECENT SIZED REAR GARDEN with rear access, making it ideal for families, keen gardeners or buyers wanting outside space with future potential.

While the property would benefit from cosmetic modernisation throughout, the fundamentals here are outstanding — a superb location, excellent square footage, strong room sizes and huge potential to add value. For first time buyers or young families looking to step onto the ladder and create something special, this truly is a PRIME OPPORTUNITY.

Orchard Grove remains one of Portchester's most consistently popular roads due to its close proximity to local schools, transport links, Portchester village, shoreline walks and commuter routes.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING ROOM
13'6" x 12'5" (4.11m x 3.78m)

DINING ROOM
11'9" x 10'5" (3.58m x 3.18m)

KITCHEN
11'5" x 7'8" (3.48m x 2.34m)

LEAN-TO
12'0" x 3'10" (3.66m x 1.17m)

BEDROOM ONE
12'4" x 11'9" (3.76m x 3.58m)

BEDROOM TWO
11'5" x 10'5" (3.48m x 3.18m)

BEDROOM THREE
8'4" x 8'0" (2.54m x 2.44m)

BATHROOM
7'8" x 5'8" (2.34m x 1.73m)

COUNCIL TAX BAND C

TENURE
Freehold

ANTI-MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

BERNARDS MORTAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further !

OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

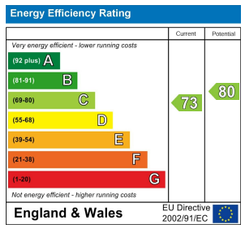
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

DISCLOSURE STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



Scan here to see all our properties for sale and rent

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk